



ORDINANCE NO. 1805

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR A GENERAL BUSINESS SIGN IN AN OFFICE ZONING DISTRICT; BEING LOT 1 IN BLOCK 1 OF THE WEBB CHAPEL PROFESSIONAL BUILDING ADDITION AND DESIGNATED AS 14465 WEBB CHAPEL ROAD; AUTHORIZING SUCH PROPERTY BE ALLOWED ONE GENERAL BUSINESS SIGN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.

Whereas, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting of a specific use permit under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to grant a specific use permit for a general business sign on property presently zoned office and located at 14465 Webb Chapel Road, being more particularly described as Lot 1, Block 1 of the Webb Chapel Professional Building Addition.

SECTION 2. That said sign shall not exceed Two Hundred (200) square feet in dimension and shall be constructed in the manner and location shown on the approved site plan attached as Exhibit "A".

SECTION 3. That the sign shall be equipped with an automatic timer which will turn off all illumination of the sign no later than 10:00 p.m. each day.

SECTION 4. That the above described use shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as amended herein by the granting of a specific use permit for a general business sign as described herein only.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

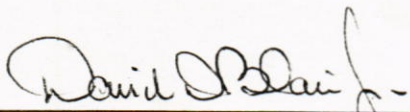
SECTION 6. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this Ordinance.

SECTION 8. Whereas, it appears that the above described property requires that it be given the specific use permit in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL of the City of Farmers Branch, Texas, on this the \_\_\_\_\_ day of \_\_\_\_\_, 1988.

APPROVED:

  
\_\_\_\_\_  
Mayor, City of Farmers Branch, Texas

APPROVED AS TO FORM:

ATTEST:

Robert J. Davis  
City Attorney

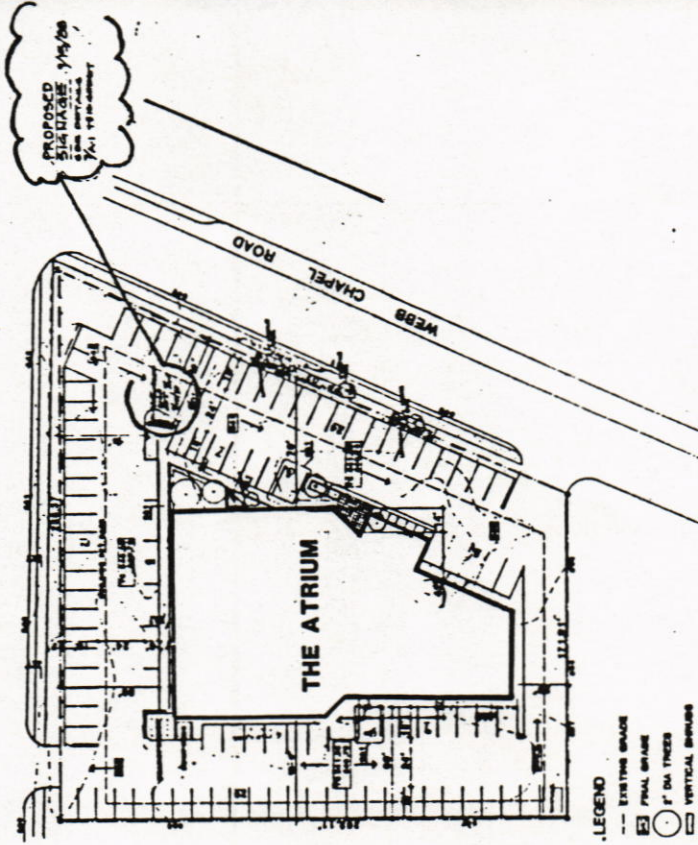
Robert J. Davis  
City Secretary

# Exhibit "A"

## DATA

ZONING O-OFFICE  
 LAND AREA 1.381 ACRES  
 BUILDING AREA 29,020 SF  
 PARKING 1/300 97 SPACES  
 LEASABLE 23765 SF  
 10/1/78

FYKE ROAD



LEGEND  
 --- EXISTING GRADE  
 --- FINAL GRADE  
 --- 8" DIA. TREES  
 --- VERTICAL CURVES

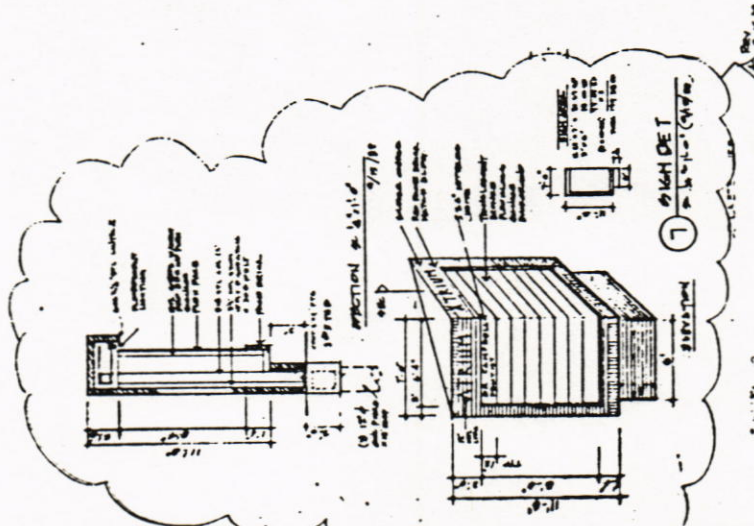


1 SITE PLAN 1" = 50'

WEBB CHAPEL NORTH  
 PROFESSIONAL BUILDING  
 DALLAS, TEXAS

2 CURB DETAIL 1/4" = 1'-0"

6 HC RAMP DETAIL 1/4" = 1'-0"



R D. E. RITTER ARCHITECTS, INC.  
 14001 GULFVIEW DRIVE  
 DALLAS, TEXAS 75240  
 214-233-1818